

A PARTICULAR
OF A VALUABLE AND VERY DESIRABLE
ESTATE,
Situated at Brancaster, in the County of Norfolk;
AND INTENDED TO BE
SOLD BY AUCTION,

On THURSDAY the 15th. Day of AUGUST, 1799,

AT THREE O'CLOCK IN THE AFTERNOON,

At the Public Inn, at Brancaster Staithe, in Norfolk,
IN LOTS.

Lot 1.

A NEW built MESSUAGE or FARM HOUSE, (having a Right of Common on the Marsh appendant thereto) with suitable Barns, Stables, and other Out-houses.— TOGETHER with Eleven INCLOSURES of LAND, lying contiguous to the Messuage, forming together a very compact and convenient Farm. (viz.)

Mark and No. on
a Map or Plan,
in 1778.

		A.	R.	P.
C. 2.	THE Homestall and Yards, containing	0	3	20
C. 1.	Blacksmith Close, (with an exception thereof of the small Part at the South End thereof, now staked off, and to be taken and fenced from the same, containing Eighty-four Yards in length from East to West, and Thirteen Yards in breadth from North to South, or thereabouts) }	3	0	14
B. 7.	Stoglers Close	3	1	4
B. 8.	The Lower Twenty Acre Piece	18	3	26
B. 9.	One other Close adjoining	17	2	26
C. 4.	Burstigate Close	10	0	26
C. 5.	One other Close adjoining	13	2	0
C. 7.	One other Close	9	1	33
B. 13.	One other Close adjoining	2	3	31
C. 8.	One other Close	6	3	16
C. 9.	And one other Close adjoining } called Chalk Pit Closes	3	1	38

Be the Quantity more or less— 90 0 34

NOTE. 1 R. Part of the Yard comprised in the First Piece, marked (C. 2.) and 1 A. part of the Second Piece, marked (C. 1.) and 1 A. other part of the said Second Piece marked (C. 1.) and also 1 A. 3 R. the North Part of the Third Piece marked (B. 7.) are Copyhold, Fee Farm, of the Manor of Brancaster.
20 A. 1 R. Part of the Sixth, Seventh, and Eighth Pieces are also Copyhold, Fee Farm; and 7 A. and 3 R. other Part of the same Pieces are Copyhold, Bond, of the same Manor.
2 A. Part of the Tenth and Eleventh Pieces, (now laid in one Piece) called Chalk Pit Closes, are Copyhold, Fee Farm, of the Manor aforesaid.

Lot 2.

Mark and No. on
the Map or Plan

A. R. P. A. R. P.

B. 10.	ONE Close or Breck of Arable Land, lying at How-Hill	17	2	27
B. 11.	One ditto adjoining ditto	43	2	20
B. 12.	One ditto ditto	2	1	3

Be the Quantity more or less— 63 2 10

NOTE. 53 A. and 3 R. on the South Part of this Lot are Copyhold, Bond, of the Manor of Brancaster: The Remainder of the Lot, Freehold.

The Vender reserves the Liberty of selling the First and Second Lots together, as one Lot, if at the Time of Sale he shall think proper so to do.

Lot 3.

Mark and No. on
the Map or Plan

A. R. P. A. R. P.

B. 1.	A MESSUAGE with the Appurtenances in Brancaster	0	1	3
B. 2.	aforesaid, next the Common Salt Marsh, whereon	1	1	15
B. 3.	is Right of Common appendant; And 7 A. 6 P.	0	1	26
B. 4.	of Land to the same, adjoining.	2	0	24
B. 5.		2	3	18

Be the Quantity more or less— 7 0 6

NOTE. The whole of this Lot is Copyhold, of the Manor of Brancaster, under the denomination of One Messuage, One Cottage, and Four Acres of Bond Land; and One Messuage, One Cottage, and Four Acres, Fee Farm Land.

Lot 4.

Mark and No. on
the Map or Plan

A. R. P. A. R. P.

B. 6.	A CLOSE of Land, called Skippers, containing . . .	1	1	6
C. 3.	And a Close adjoining, called Brick-kiln Close, containing	2	1	28

Be the Quantity more or less— 3 2 34

NOTE. The whole of this Lot is Freehold.

Lot 5.

Mark and No. on
the Map or Plan

A. R. P. A. R. P.

B. 15.	ONE CLOSE of Land, containing	2	2	10
B. 16.	And a Close adjoining, containing	2	1	24

Called Anglethorpe, or Ingoldthorpe Closes.

C. 11.	One other Close in Brancaster, called Titchwell Close	4	3	34
C. 12.	And One Piece of Land, called High Miers	3	3	12
		1	0	25

Be the Quantity more or less— 9 3 31

NOTE. The whole of this Lot is Freehold.

Lot 6.

Mark and No. on
the Map or Plan

A. R. P.

C. 10.	ONE CLOSE of Freehold Land, being a three cornered Piece, containing	2	3	34
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Be the Quantity more or less.

Lot 7.

Mark and No. on
the Map or Plan

A. R. P.

C. 6.	ONE CLOSE of Freehold Land, called Burstigate Three Acres, containing	3	0	6
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Be the Quantity more or less.

Lot 8.

Mark and No. on
the Map or Plan

A. R. P.

B. 14.	ONE CLOSE of Freehold Land, called Mill-Close, containing . . .	1	3	0
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Be the Quantity more or less.

NOTE. The Quit Rents payable for all the above mentioned several Lots, are as under, (viz.)

£1. 5s. 5½d. in Money, and 17 Coombs and 2 Bushels of Barley { per Annum.

which must be apportioned between the several Purchasers at the Courts when they shall respectively be admitted or acknowledge free Tenure.



The Copyhold is held by Fine certain.

Fine for Bond Land on Admission in Fee	1s. 4d. per Acre.
Ditto for Life	8d. Ditto.
Fine for Fee Farm Land on admission in Fee	4d. per Acre.
Ditto for Life	2d. Ditto.

☞ The whole of the Estate is in the Occupation of MR. THOMAS HELSDON, who is under Contract to quit the Possession on the 10th. Day of October, 1799, except that he is entitled to the Use of the Barn, and Barn Yards, till the 1st. Day of May, 1800.

And the Tenant will shew the Premises at any Time previously to the Sale.

For further Particulars and Conditions of Sale, apply to MESSRS. WHINCOP's, *Lynn*.

Conditions of Sale.

1st.

THAT every Lot shall be put up at a Sum to be fixed on by the Vender's Attornies; and the Person who shall be best or highest Bidder, at the Expiration of a time to be prefixed, shall be deemed the Purchaser: But no sum less than Ten Pounds shall be deemed a Bidding for any Lot put up at Five Hundred Pounds or upwards; nor a Sum less than Five Pounds a Bidding for any Lot put up at a Sum under Five Hundred Pounds; nor shall there be any Sale without Two Bidders at least in advance upon the Sum, at which the Lot shall have been put up.—AND in Case any Dispute shall arise between any of the Bidders, (which cannot be otherwise immediately adjusted) the Lot in dispute shall be put up again for Sale.—AND further the Vender, or his Agent, shall be at Liberty to bid once for every Lot, declaring such Bidding at the time of making it.

2d.

THAT the best Bidder of every Lot shall, immediately after he shall have been declared the Purchaser, pay into the hands of the Auctioneer the Duties payable to the King, on the Sale of such Lot by Auction, without any Deduction or Allowance to be then or afterwards made by the Vender out of the Purchase Money, on that Account.

3d.

THAT the best Bidder for every Lot shall also, immediately after he shall have been declared the Purchaser thereof, pay into the hands of MESSRS. WHINCOP's, the Vender's Attornies, a Deposit of Fifteen Pounds per Centum, Part of the Purchase Money; and pay the Remainder of the Purchase Money to the Vender, on Thursday the Twenty-fourth Day of October, 1799, between the Hours of Eleven and One of that Day, at the DUKE'S HEAD INN, in King's Lynn, on having a proper Conveyance according to the next or Fourth Condition.—AND that the Purchaser of every Lot shall be entitled to the Rents and Profits thereof from the 10th. Day of the same Month of October.

4th.

THAT the Vender shall, at his own Expence, deliver to the Purchaser of every Lot an Abstract of the Deeds and Writings relating to the Title thereof, on or before the 1st. Day of October, 1799, for the Inspection and Approbation of the Purchaser's Attorney, in regard to the Title; and also at his (the Vender's) own Expence, do all acts to enable himself, and all other proper Parties, to convey, as hereafter mentioned.—AND that on Payment of the Remainder of the Purchase Money according to the last or Third Condition, the Vender and all other necessary Parties shall, at the Purchaser's Expence, convey the Premises comprized in the Lot, in such manner as the Purchaser shall direct, under a clear and good Title, and free from all Incumbrances, except Rents and Services incident to the Tenure, and all King's Taxes.—AND that the Instruments of Conveyance shall be prepared by MESSRS. WHINCOP's, the Vender's Attornies.

5th.

THAT such of the Deeds and Writings as relate to the Title of more Lots than one, shall be deposited with the Purchaser of the most valuable Lot to which they relate, on his entering into the usual Covenant with the several other Purchasers for their safety and production. These Deeds of Covenant to be prepared and delivered to those other Purchasers at the Vender's Expence; and attested Copies of any of those Deeds or Writings, shall, if required, be delivered to those other Purchasers, but at their own Expence.—AND further, that if the most valuable Lot shall not be disposed of at the present intended Sale, the Vender may retain the Title Deeds and Writings, on entering into such Covenant as above, with the respective Purchasers of the other Lots.

6th.

THAT the Purchaser of the First Lot shall pay to the Vender for all the Turnips, Olland, and New Lays on the Premises comprized in that Lot; and for all the Hay, Muck, and Straw, Chaff and Colder on the Premises, comprised in that or in any other of the Lots, according to a Valuation thereof, to be made by two indifferent Persons, one to be chosen by each Party, or in case of their disagreement, by an Umpire to be chosen by those two Persons; or in case of a refusal or neglect of either Party to chuse an indifferent Person who will act in the Reference, according to a Valuation to be made by one indifferent Person to be chosen by the other Party. The Choice of such two indifferent Persons to be made on or before the 1st. Day of September, 1799; and the Valuation to be made on or before the 1st. Day of October, 1799. And the Money to be paid at the Time and Place above appointed, for Payment of the Remainder of the Purchase Money.

7th.

THAT the Purchaser of any other Lot, except the First, shall also, at the Time and Place above appointed for Payment of the Remainder of his Purchase Money, pay to the Vender for all the Turnips, Olland, and New Lay on the Pieces comprized in such other Lot; according to a Valuation thereof, to be made in the same manner as prescribed by the Sixth or last Condition.

8th.

THAT if the Purchaser of any Lot shall fail to comply with any of the above Conditions on his Part, the Deposit Money shall be absolutely forfeited to the Vender; and the Vender shall be wholly discharged from his Contract under the present Sale, and shall be at full liberty to proceed to another Sale of the Premises; but the Purchaser under the present Sale shall be liable to make good to the Vender the Expence attending a Second Sale; and also the Deficiency (if any) in the Produce of the Premises on such Second Sale.

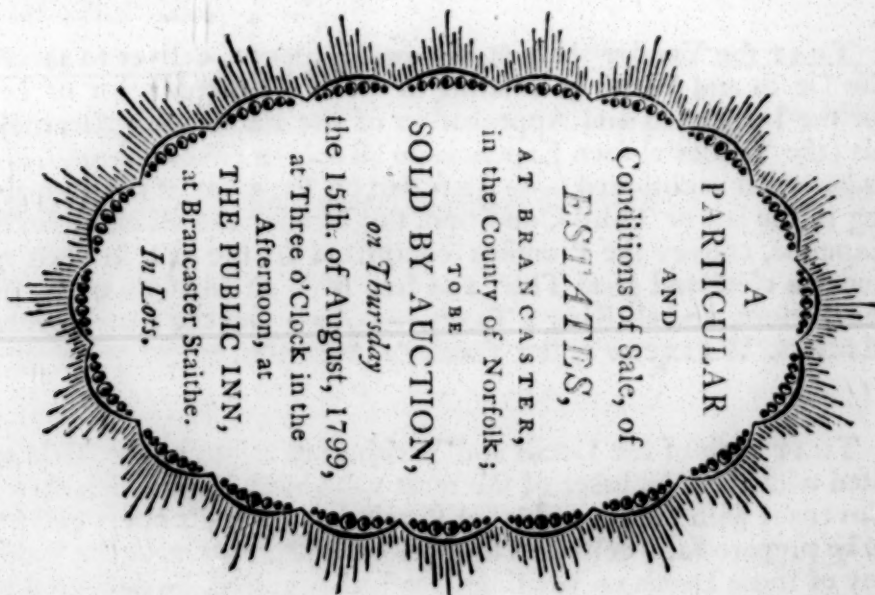
9th.

THAT the Purchaser of each Lot shall, immediately after Payment of the King's Duty and of the Deposit Money, sign a Memorandum of such his Purchase upon the Terms and Conditions above expressed, with an express Agreement to pay the Remainder of his Purchase Money at the Time and Place above specified; and to perform and submit to all the other above mentioned Conditions, on his Part to be performed and submitted to.

MEMORANDUM, the 15th. Day of August, 1799.

It is hereby declared and agreed, that Mr. as being the
 best or highest Bidder for the Lot of the Lands, described in the
 annexed Particular, is the Purchaser thereof, at the Price or Sum of
 and upon the Terms, and under the several conditions within mentioned;
 and the said having now paid to the Auctioneer, the Sum of
for the King's Duties, and having also now
 paid into the Hands of the within named the sum of
as the Deposit, in part of the said Purchase Money, doth
 agree to pay the remainder of the said Purchase Money to
 at the time and place appointed for that purpose, by the said Conditions; and also to perform and submit to all the
 Conditions on the Purchaser's part to be performed and submitted to.

Witness our Hands on the said 15th. Day of August, 1799.



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